

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 4

\*Resource Name or # K7

B1. Historic Name: Unknown

B2. Common Name: Habeger Houses

B3. Original Use: Single family and multi-family residences

B4. Present Use: Single family and multi-family residences

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: The assessor's data provides an Effective Year of 1940 but no year built. This building was not yet in place in 1936 according to the highway construction map. This suggests a construction year of the late 1930s. Modifications to Building A are porch lattice (c.1990s); none to Building B; and windows and door on Building C (c.1990s).

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with a period between the wars when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Building B on this property retains its integrity of location, design, materials, and workmanship, since it appears to be nearly unmodified since original construction.

Modification to the front porch of Building A has reduced somewhat the integrity of materials, and workmanship, but the modification is easily reversible. The integrity of Building C has been compromised by the replacement of all historic windows to the point that the building does not appear have sufficient integrity for individual significance. Overall, the qualities of setting, feeling, and association are severely degraded by the presence of a more recent two-story motel that runs along the western property line with no setback. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes: \_\_\_\_\_

\*B12. References: Assessor's data; 1936 highway construction map

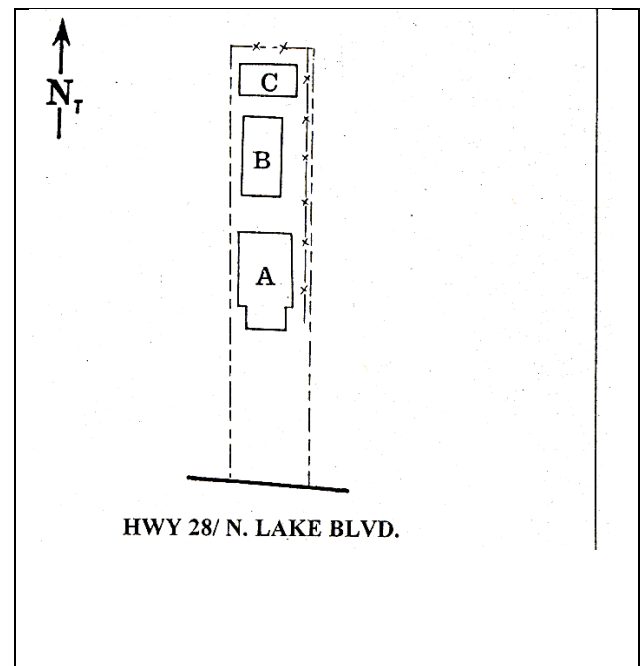
B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, Nevada, 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #K7

\*Recorded by R. Reno and E. Bennett

Date 01/13/03

☒ Continuation ☐ Update

**\*P3a.**

Building A is a 1½-story rectangular plan wood frame house. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. A shed porch roof extends all along the front of the building, which faces the street. The porch has a simple wood railing and has recently been enclosed with wood lattice. Walls are sheathed with painted lapped siding. The building has wood 4-pane casement windows upstairs. Other windows are obscured. The wood panel door has a fan light.

Building B is a one-story rectangular plan wood frame duplex. It has a side gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted V-rustic siding. The building has 1/1 wood double-hung windows. The porch has a shed roof with simple posts and horizontal railings. A satellite dish is mounted on the porch. Aside from this minor addition, the building appears to be unmodified.

Building C is a one-story wood frame house. It originally had a rectangular plan, but has been modified with a small gable addition that appears to be older than 1960. The building has a side-gabled roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted V-rustic siding. All of the windows have been replaced with metal sliders (date unknown). The panel door with a semi-circular light is c. 1990s.

State of California – The Resources Agency  
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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # K7

\*Recorded by R. Reno and E. Bennett

Date: 01-13-03

☒ Continuation ☐ Update

**P5a** : Photo



090-071-018, Building B, View NW. KBB6, Fr. 18, 01-13-03, 2:50 PM.



090-071-018, Building C, View NW. KBB6, Fr. 19, 01-13-03, 2:50 PM.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 6 \*Resource Name or #: K8

**P1. Other Identifier:** Blair's Cottages

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and

**\*a. County** Placer

**\*b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18 E ; SW ¼ of NW ¼ of Sec 19 ; **Mt. Diablo B.M.**

**c. Address** 8199 N. Lake Blvd.

**City** Kings Beach, CA.

**Zip** 96143

**d. UTM:**

**Zone**

;

**mE/**

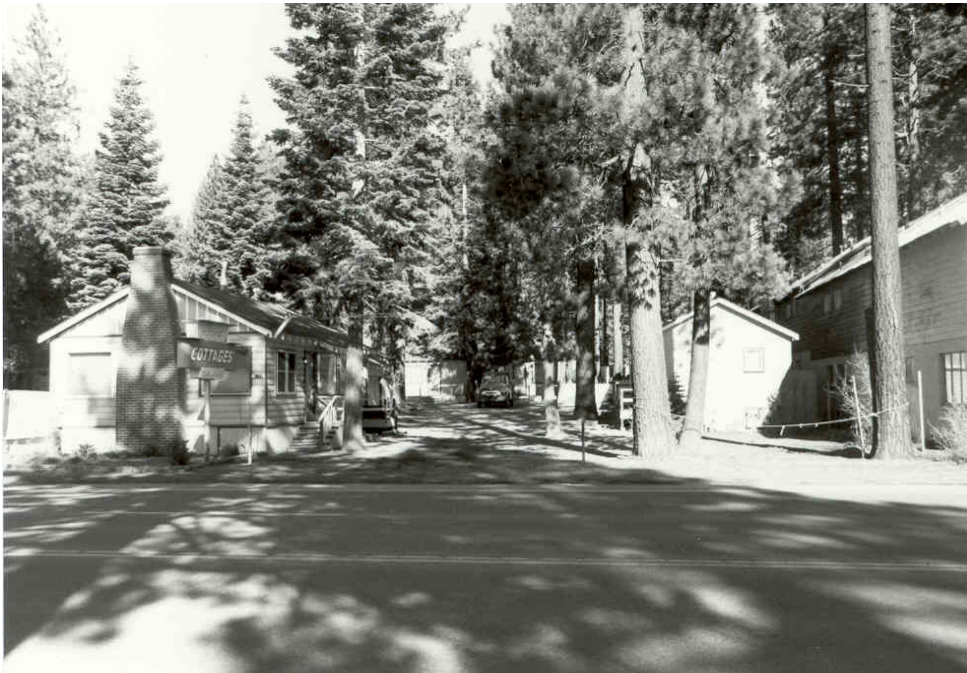
**mN**

**e. Other Locational Data:** APN 090-071-017

**\*P3a. Description:** Blair's Cottages (now Ann's Cottages) is a classic cottage court resort on SR 28 in downtown Kings Beach. The complex, which dates to at least 1946, includes an office/residence, two duplex units, and three single units facing an interior courtyard/parking lot. A few native trees have been allowed to grow on the parcel. All buildings exhibit Mountain Rustic stylistic characteristics, including small size, log cabin siding, wood sash windows, and exposed rafters. (continued)

**\*P3b. Resource Attributes:** (HP5) motel;

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



**P5b. Description of Photo:**

090-071-017 Overview

View N. Roll KBB3, Fr. 6.

11-14-02.

**\*P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric

☐ Both

c. 1937-1940 field inspection and various historic sources.

**\*P7. Owner and Address:**

Fuhrmann F.L. & Anne TRS.;

P.O. Box 507, Kings Beach Ca. 96143

**\*P8. Recorded by:** R. Reno, E. Bennett  
Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 11-14-02

**\*P10. Survey Type:**

Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 3S

Page 2 of 6

\*Resource Name or # K8

B1. Historic Name: Blair's Cottages

B2. Common Name: Ann's Cottages

B3. Original Use: Resort

B4. Present Use: Resort

\*B5. Architectural Style: Minimal Traditional with Mountain Rustic elements

\*B6. Construction History: The Assessor's records do not provide a date for this property. It is not represented on the 1936 highway construction map, but is listed in 1946 phone directory. It is likely the buildings were constructed c.1937-1940. The property retained Blair's Cottages name throughout historic period (at least through 1956). Modifications are minimal on the units, including metal storm windows and painting the siding. The residence/office (Building A) has an addition that appears to be old (c.1950s), new metal storm windows, and a recent one-pane picture window. One window has been replaced in Building C. The old Blair's Cottages sign has been replaced with one for Ann's Cottages.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Automobile Recreation/Tourism

Area Lake Tahoe

Period of Significance 1937-1960

Property Type Motor Court

Applicable Criteria C

(continued)

B11. Additional Resource Attributes:

\*B12. References:

1946 Lake Tahoe Telephone Directory

Historic photo. 1936 highway construction map

1956 California State Automobile Association map

B13. Remarks:

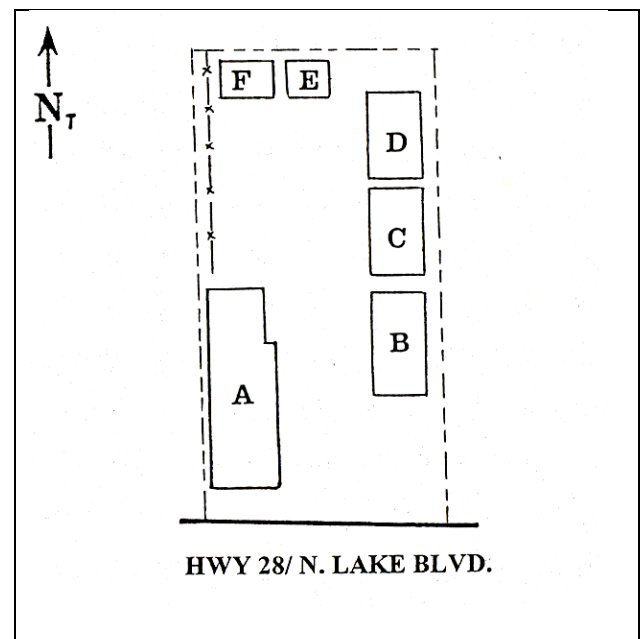
Buildings D, E, and F were only observed at a distance, since access was not permitted to the property.

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)





State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #K8

\*Recorded by R. Reno and E. Bennett

Date 11-14-02

☒ Continuation ☐ Update

**\*P3a.**

Building A is a one-story rectangular plan wood frame residence that also serves as the motel office. It has a side-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted log cabin siding that was originally unpainted, as shown in the attached Lentz photograph. The foundation is skirted with V-rustic siding. The building has wood 1/1 double-hung windows, including a set of three in a bay. Doors are wood; one is six panel and the other is two panel with a light. The building also has a set of French doors. Access to most entrances is via small wood entry steps and porches with simple horizontal wood railings. The front two-thirds of the building is an addition that appears to be older than 1957, although it was not yet built when the undated Lentz photo was taken. This addition includes an imposing red brick fireplace. Recent modifications appear to be fairly minimal, including metal storm windows outside the original wood windows and a large fixed "picture" window facing the street.

Buildings B (units 1 and 2) and C (units 3 and 4) are identical one-story rectangular plan wood frame duplex units. Each has a side-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with log siding that was originally unpainted. Original windows are 1/1 wood sash and one-light casement. One of the windows in Building C has been replaced with a recent single-light window. Metal storm windows have been applied over the wood windows. Small wooden entry steps and porches with simple horizontal wood railings allow access. Doors are wood panel with a single light. The minimal nature of changes to these buildings is apparent on the Lentz photo, which prominently features Building B.

Buildings D, E and F (units 5, 6, and 7) are nearly identical one-story rectangular plan wood frame single units. Each has a side gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with V-rustic siding. The buildings have 1/1 wood double-hung windows set in pairs in buildings E and F. Recent (c.1990s) metal storm windows have been attached over the original windows. Doors are panel with one light with access via similar porches as the other buildings.

**\*B6**

Based on design and materials, buildings E and F appear to have been built prior to c. 1960, but are not part of the original complex, since they are not present on the Lentz photo on page 6.

**\*B10.**

The property does not appear to meet National Register Criterion A. While representative the development of automobile recreation and tourism at Kings Beach immediately following World War II, it is a typical rather than an outstanding example. It does not appear to meet National Register Criterion B, since there is no known association with a significant person. It appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C at the local level of significance. The property is a locally exceptional representative of a motor court design that makes use of Mountain Rustic stylistic elements. Once common to the Lake Tahoe Basin, examples in Kings Beach tended to be small in scale and simple in style, particular when compared with high-style examples of architecture with Mountain Rustic stylistic elements found elsewhere in the Tahoe Basin. This reflected the attempt by local businesses with minimal capitalization to cater to middle and lower classes of vacationers. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1937 to 1960. The beginning of this period is the date of construction and the ending date is the latest time in the history of the property that is over 50 years old. Throughout this time the property functioned as a motor court. All of the buildings on this property contribute to its significance. The property retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since it appears to be nearly unmodified since original construction (except for old additions on Building A and minimal changes to windows). It clearly conveys a sense of time, place, and function as a rustic motor court dating to immediately after World War II. Character-defining features include its setting on the main street, motor court layout, scale, use of Craftsman elements, windows, siding, and overall design. Noncontributing elements include some replacement windows and the present sign.

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

State of California – The Resources Agency  
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Primary # \_\_\_\_\_  
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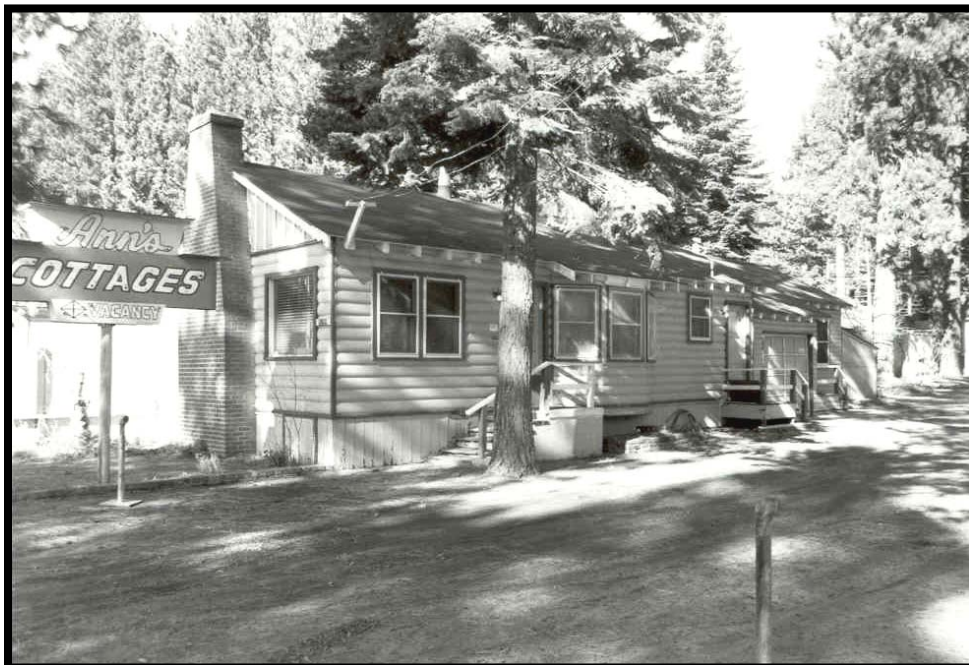
Resource Name or #K8

\*Recorded by R. Reno and E. Bennett

Date: 11-14-02

☒ Continuation ☐ Update

P5a: Photo



090-071-017, Building A, View NW.; Roll KBB3, Fr. 8, 11-14-02, 10:46 AM.



090-071-017, Building B, View NE. KBB3, Fr.7 (detail), 11-14-02, 10:45 AM.

State of California – The Resources Agency  
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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # K8

\*Recorded by R. Reno and E. Bennett

Date: 11-14-02

☒ Continuation ☐ Update

**P5a:** Photo



090-071-017, Building C center, Building D to rear, View NE.  
Roll KBB3, Fr. 7 (detail), 11-14-02, 10:45 AM.



090-071-017, Building E behind truck, Building F to left. (Building A at left foreground).  
Roll KBB 6, Fr. 17, 1-13-03, 2:20 PM.



State of California – The Resources Agency  
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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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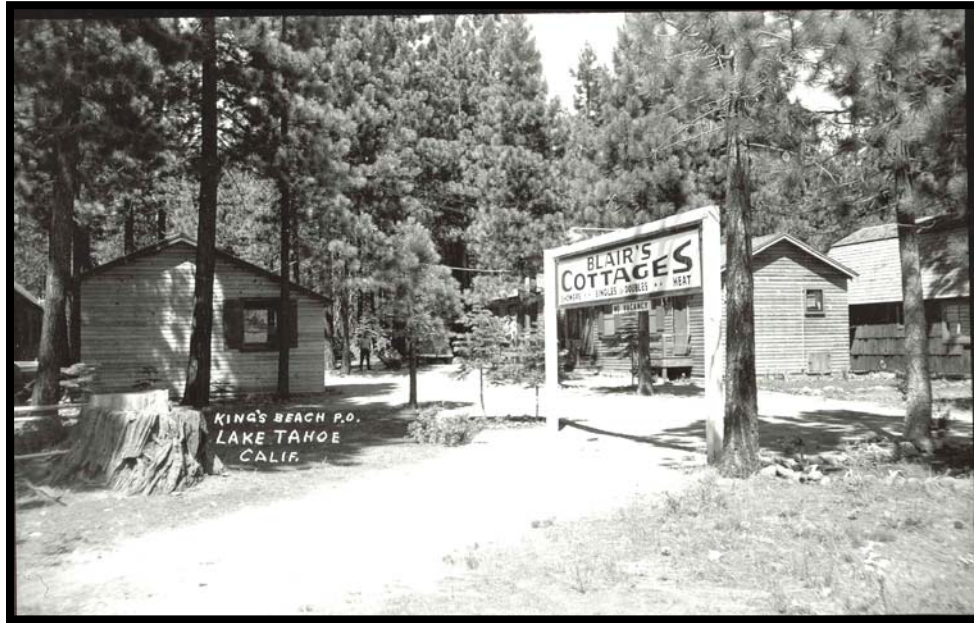
Resource Name or # K8

\*Recorded by R. Reno and E. Bennett

Date: 11-14-02

☒ Continuation ☐ Update

**P5a:** Photo



Fritz Lentz Photo of Blair's Cottages in the late 1940s or early 1950s (Lentz B1302, courtesy of Vista Gallery).  
Building A is at left and Building B is at right of sign.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: K9

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8230 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-034

\*P3a. Description: This property contains two residences and a large shed. They are set in a lot that retains native trees. (continued)

\*P3b. Resource Attributes: (HP2) single family property; (HP4) ancillary building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:  
090-071-034, Building A foreground;  
Building B rear, View SW.  
Roll KBB5, Fr. 1, 11-15-02, 10:42 AM.

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Effective Year: 1935

\*P7. Owner and Address:

Fuhrmann F.L. & Anne;

P.O. Box 507 Kings Beach CA. 96143

\*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. Date Recorded: 11-15-02

\*P10. Survey Type:

Intensive Architectural

\*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:  
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

DPR 523A (1/95)

\*Required Information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 3S

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\*Resource Name or # K9

B1. Historic Name: Unknown

B2. Common Name: Fuhrmann Houses

B3. Original Use: Single family residence

B4. Present Use: Single family residence

\*B5. Architectural Style: Vernacular with Mountain Rustic details

\*B6. Construction History: Assessor's Effective Year is 1935. No Year Built is in the Assessor's database.

On building A the doors may have been replaced. Modifications to building B are the chimney top and screen door. (dates unknown)

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

\*B8. Related Features: Shed, heavily modified c.1990s

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1935 - 1960

Property Type House

Applicable Criteria C

The property does not appear to meet National Register Criterion A at the local level of significance. Although it is associated with an event important in history (the development of automobile recreation and tourism at Lake Tahoe between 1924 and 1960, this association is typical rather than specific. It does not appear to meet national Register Criterion B since there is no known association with a significant person. It appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a vacation home design that reflects the Mountain Rustic ethic. In particular, this style of gambrel house was popular in the area during the 1930s and 1940s. The Furhmann houses are remnants of what was once a much larger concentration of houses of this type at Kings Beach. Although modest by modern standards, these residences were at the top of the scale of seasonal residential architecture in Kings Beach when constructed. This is in relation to the overall expression of the Mountain Rustic architecture in Kings Beach, which tended to be small in scale and simple in style compared to many properties elsewhere in the Tahoe Basin. Historic property boundaries are coincident with the legal parcel boundary. Its period of significance is from construction about 1935 to 1960. The property was a vacation home during this entire period. Character-defining features include setting on the wooded lot, massing, Craftsman elements, windows, siding, overall design, and stone chimney. Noncontributing elements include a shed, replacement chimney top, and some doors. Both houses retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since they and the lot appear to be nearly unmodified since original construction; the property clearly conveys a sense of time and place. Buildings of this type are commonly used for vacation residences in the Brockway Vista Subdivision, but few remain in such good condition. (cont.)

B11. Additional Resource Attributes:

\*B12. References: Assessor's records.

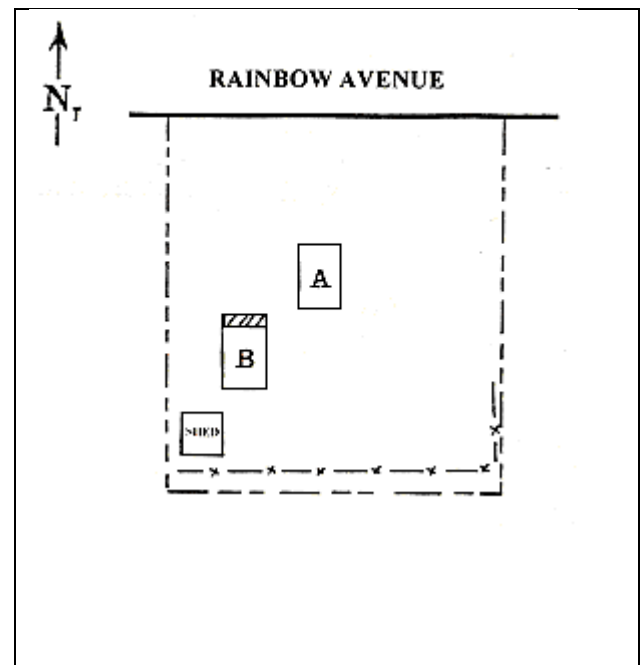
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
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Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # K9

\*Recorded by R. Reno and E. Bennett

Date 11-15-02

☒ Continuation ☐ Update

**\*P3a.**

Building A is a 1½-story rectangular plan wood frame house. It has a gambrel roof with exposed rafters and open eaves, clad with milled wood shingles. Walls are sheathed with unpainted wood V-rustic siding. Gable ends are sheathed with board and batten siding. The building has single and paired wood 1/1 double-hung windows. Doors, are flush, one with a single light.

Building B is a 1½-story rectangular plan wood frame house. It has a gambrel roof with exposed rafters and open eaves, clad with milled wood shingles. Walls are sheathed with horizontal unpainted wood V-rustic siding. Gable ends are sheathed with vertical wood V-rustic siding. The building has single and one paired set of wood 1/1 double-hung windows. The door is obscured behind a recent metal screen door. A gable porch roof set on simple wood posts covers the entry. The top of the stone fireplace has been rebuilt. The poor workmanship suggests the repair may be recent (less than 50 years old) based on the high quality of the older stonework in the area.

**\*B10.**

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.



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Resource Name or # K9

\*Recorded by R. Reno and E. Bennett

Date: 11-15-02

☒ Continuation ☐ Update

**P5a:** Photo



090-071-034, Building B, View SE.; Roll KBB5, Fr. 2, 11-15-02, 10:42 AM

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

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\*Resource Name or #: K10

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
And

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 265 Deer Street

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-028

**\*P3a. Description:** The property is a rectangular-plan frame single-story multi-family apartment building. The foundation appears to be of poured concrete. Wall treatment consists of stucco with some decorative brick around lower portions of some wall. The side-gabled roof has enclosed rafter ends. The main portion of the building has a metal roof, while the additions have a composition shingle roof. A concrete block chimney is located along the back wall of the main portion of the building. A similar concrete block chimney is present, offset along the gable end of the addition. Windows are aluminum framed, fixed or horizontal sliders. The garage was constructed of the same material and in the same style as the main building. A fence surrounds the property. It is built of vertical slats on horizontal braces. The parking lot is paved.

**\*P3b. Resource Attributes:** HP3, multiple family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:  
Overview facing NW.  
Roll KBB16 Fr. 8, 8-26-05, 10:45 AM.

**\*P6. Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric

☐ Both

c. 1950-1960 based on field inspection

**\*P7. Owner and Address:**

Virginia Anderson

P.O. Box 783

Kings Beach, CA 96143

**\*P8. Recorded by:** C. Zeier, R. Reno

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 08-26-05

**\*P10. Survey Type:**

Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

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\*Resource Name or # K10

B1. Historic Name:

B2. Common Name: Anderson Apartments

B3. Original Use: Motel

B4. Present Use: Apartments

\*B5. Architectural Style: Ranch

\*B6. Construction History: No dates are in the assessor's database. The building appears to date to about 1950-1960 based on its appearance. Garage addition and addition on S. end of building appear to date to the 1960s.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The Anderson Apartments have no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The strip apartment complex is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

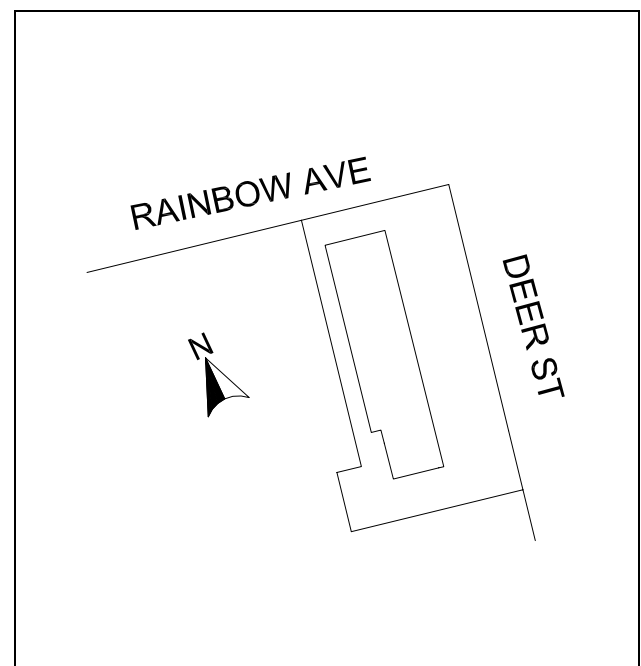
\*B12. References: None available.

B13. Remarks:

\*B14. Evaluator: J. W. Snyder, P.S. Preservation Services  
P.O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: K11

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach

Date 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 325 Deer Street

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-064-013

\*P3a. **Description:** This property includes two apartment buildings. The remainder of the lot is paved with asphalt.

Building A is a 1½-story frame structure housing four apartments. It has a side gable roof with exposed rafter tails clad with composition shingles. There is a series of shed dormers with paired windows. All walls have been covered with stucco. Windows are wood 1/1 double hung and doors are flush. Roof extensions form small covered stoops with simple posts.

Building B is a one-story frame structure housing one apartment. It has a cross-gable roof with exposed rafter tails clad with composition shingles. Walls are stucco. Windows include wood 1/1 double hung, metal sliders, and fixed. Doors are flush. The front door has a covered stoop with plain posts.

\*P3b. **Resource Attributes:** HP3 (Multiple Family Property)

\*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

K7 Building Overview, Building A on left, building B on right, KBB14, Fr. 18, 4-13-05, 11:19 AM

\*P6. **Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric

☐ Both

Building permit date: 1955

\*P7. **Owner and Address:**

Corydon D. Hurtado, Trustee

No mailing address available.

\*P8. **Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. **Date Recorded:** 4/13/2005

\*P10. **Survey Type:**

Intensive Architectural

\*P11. **Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or # K11

B1. Historic Name:

B2. Common Name: Hurtado Apartments

B3. Original Use: Apartments or Motel

B4. Present Use: Apartments

\*B5. Architectural Style: Vernacular

\*B6. Construction History: No assessor's year built or effective year. 1955 construction date from building permit files.

Building A has been modified with recent doors, c.1990s.

Building B has been modified with recent doors and windows, c.1990s.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with the period following World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's Data.

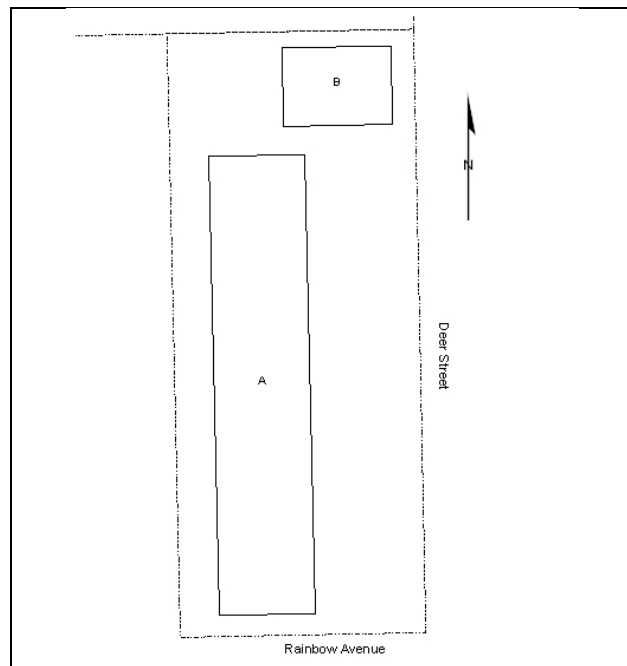
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

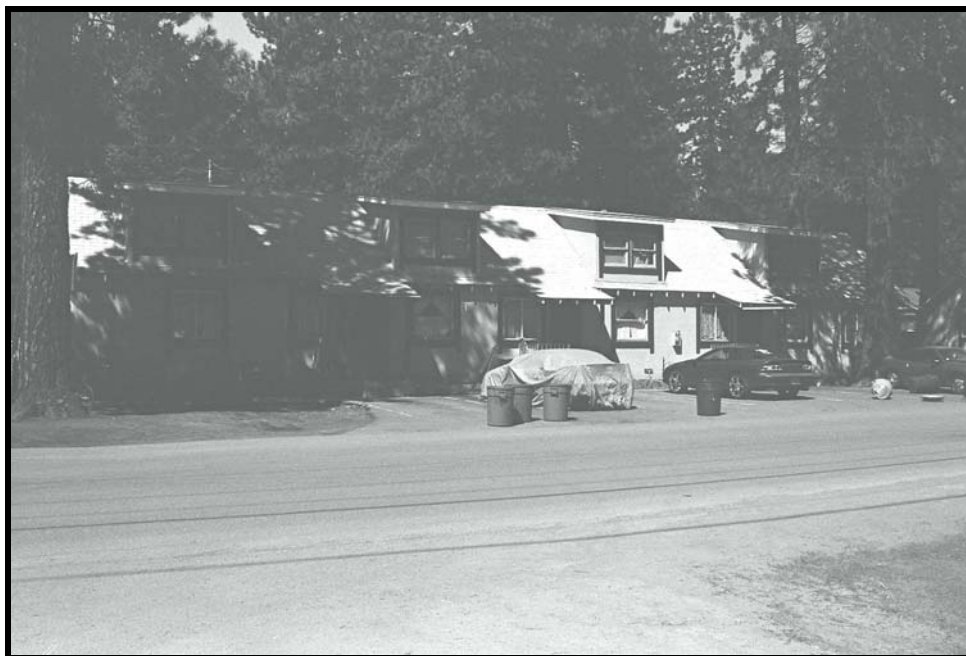
Page 3 of 3

Resource Name or # K11

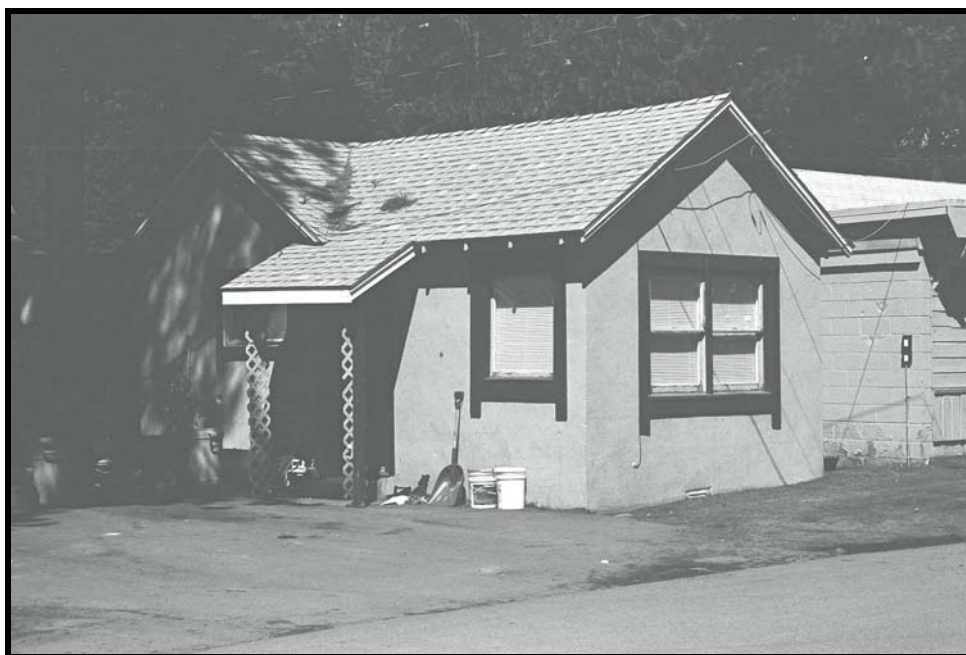
\*Recorded by R. Reno and K. Perkins

Date 4/13/2005

☒ Continuation ☐ Update



Building A, View to NW, KBB 14, Fr. 19, 4-13-05, 11:21 AM



Building B, View W, KBB 14, Fr. 20, 4-13-05, 11:22 AM

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: K12

**P1. Other Identifier:** Benning's Resort

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and

**\*a. County** Placer

**\*b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo **B.M.**

**c. Address** 8315 Trout Avenue

**City** Kings Beach, CA.

**Zip** 96143

**d. UTM:**

**Zone**

;

**mE/**

**mN**

**e. Other Locational Data:** APN 090-074-002 and 090-074-018

**\*P3a. Description:** This property is an apartment complex made up of seven residential buildings and one shed. The buildings are arrayed around a paved courtyard used for parking. The large unimproved backyard continues to Rainbow Avenue. Two cinder block pillars at the entrance formerly supported electrical light fixtures. An electrical sign that has been painted over and had the bulbs removed is attached to Building C in a location where it is visible from North Lake Boulevard.

Building E is a rectangular one-story structure containing three apartments. The roof is side gable with exposed rafter tails, clad with composition shingles. Walls are rounded-corner cinder block. The gable ends are clad with vertical wood dog-eared siding. Windows are metal casement both single and set in pairs. They are four panes high in front and three panes high in the rear. The doors are flush. The full-length porch is supported by simple posts. Attic access is via a small door set in a gable end.

**\*P3b. Resource Attributes:** HP3 (Multiple Family Property)

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



**P5b. Description of Photo:**  
090-074-002, Building E, View NW,  
KBB 14, Fr. 24, 4-13-05, 1:17 PM

**\*P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

Late 1940s

(local informant and field observation)

**\*P7. Owner and Address:**

Moshy; Raymond J. and Leslie C.

P.O. Box 841 Alamo CA. 94507

**\*P8. Recorded by:** R. Reno, K. Perkins  
Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 11/14/02 &  
4/13/05

**\*P10. Survey Type:**  
Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:  
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or # K12

B1. Historic Name: Benning's Resort

B2. Common Name: Moshy Apartments

B3. Original Use: Apartments or motel

B4. Present Use: Apartments

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: Assessor's Year Built: 1965, no Effective Year. However, massing and construction details (rounded block and metal-framed casement windows) suggests a late 1940s date. This was confirmed by an interview with neighboring landowner who indicated that Joe Benning built this place in the 1940s. Benning also ran a resort on the beach through the early 1950s. The property (which may include both the beach parcel and this one) was advertised in telephone books from 1952-1956 as M. T. Benning's Resort. This property has had several owners. Several phases of construction (dates unknown) are evident due to the dissimilar styles of some buildings.

Building E does not appear to have been modified.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: Shed, light supports, sign.

Buildings A, B, C, D, F, and G have all been modified within last 30 years with application of stucco, windows, doors, and additions.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The building complex is an unremarkable example of its type. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's Data.

Lake Tahoe Telephone Directories

Interview with Darrell Moore, 2005 (owner of O'Brien's trailer park)

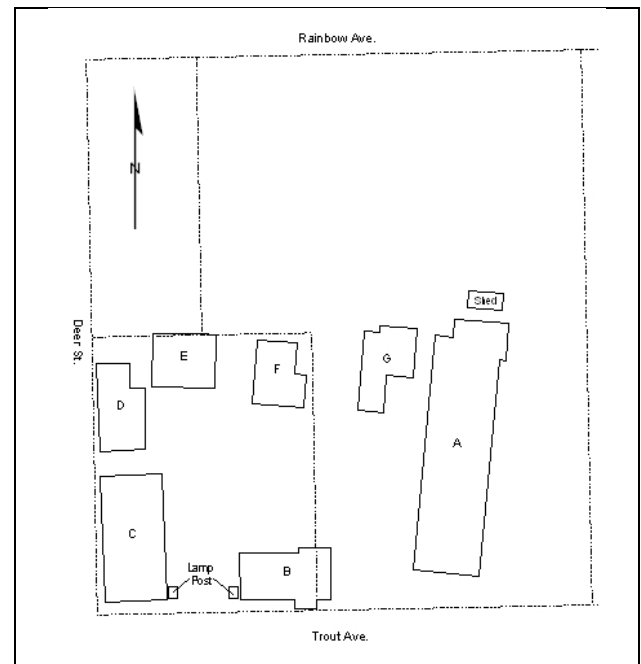
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)





State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or # K12

\*Recorded by R. Reno and K. Perkins

Date 4/13/05

☒ Continuation ☐ Update



Cabin at the beach portion of Benning's Resort identical to Building D  
(1956 Telephone Directory).

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: K13

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8333 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-067-028 and 090-067-029

\*P3a. Description: This property comprises a small resort complex with one house and five cabins located on a forested back street in Kings Beach. The buildings are managed as a single unit and the boundary corresponds to legal parcel boundaries. The buildings are arranged in a U-shaped pattern to form a compound facing Rainbow Avenue. The interior of the property is used for parking but several natives trees have been retained . (continued)

\*P3b. Resource Attributes: (HP2) single family property; (HP3) multiple family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

Building B foreground, Building C to rear, View NW.

Roll KBB2, Fr. 23, 10-31-02, 1:35 PM.

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1949

Assessor's Effective Year: 1949, 1955

\*P7. Owner and Address:

Jameson; Bruce & Jameson S. & R.M.;  
2701 Foothill Rd.

Santa Barbara, CA. 93105

\*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. Date Recorded: 10-31-02

\*P10. Survey Type:

Intensive Architectural

\*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or # K13

B1. Historic Name: Unknown

B2. Common Name: Jameson Houses

B3. Original Use: Resort

B4. Present Use: Housing

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: Assessor's records indicates the complex was built in 1949. (continued)

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: Buildings A, D, and F have been heavily modified within the last 30 years.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. This resource is fairly typical of small automobile resort complexes in the Tahoe Basin. It retains its overall layout and setting in a pine forest. Individual buildings are undistinguished examples of Minimal Traditional architecture with minimal rustic elements. The resource is an undistinguished example of a common utilitarian type. Its integrity is compromised by recent modifications to buildings A, D, and F, including major modifications to the primary residence. Application of new porches, new siding, new windows, and new doors has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Although Buildings B, C, and E are individually in good condition, their integrity is diminished by modifications to other buildings in the complex. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's data

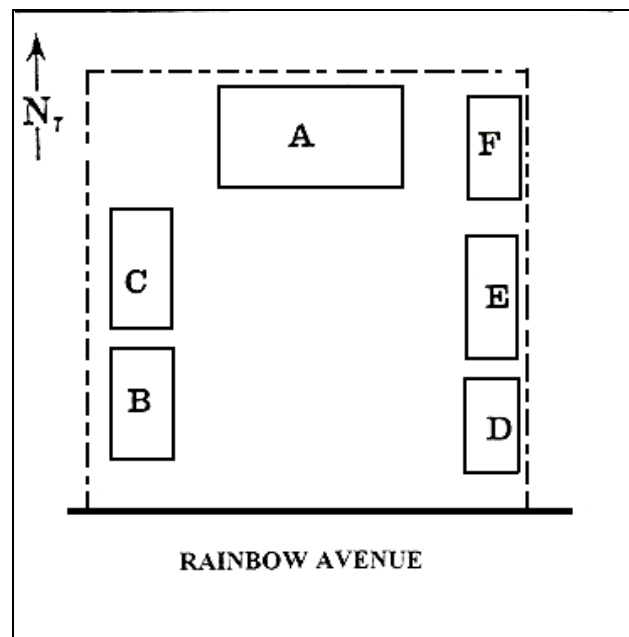
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #K13

\*Recorded by R. Reno and E. Bennett

Date 10/31/02

☒ Continuation ☐ Update

**\*P3a. Description:**

Building B is a 1½-story rectangular plan wood frame cabin. It has an end-gable roof with exposed rafters and open eaves, clad with aluminum. Walls are sheathed with wood V-rustic siding. The building has wood 1/1 double-hung windows on the ground floor and an aluminum slider in the gable end. The panel door is a c.1990s modification.

Building C is a 1½-story rectangular plan wood frame duplex cabin. It has a side-gable roof with exposed rafters and open eaves, clad with aluminum. Walls are sheathed with wood V-rustic siding. The building has wood 1/1 and 6/6 double-hung windows on the ground floor and an aluminum slider in the gable end.

Building E is a 1½-story rectangular plan wood frame duplex cabin. It has a side-gable roof with exposed rafters and open eaves, clad with aluminum. Walls are sheathed with wood V-rustic siding. The building has wood 1/1 and 6/6 double-hung windows on the ground floor and an aluminum slider in the gable end. It is practically identical to Building C

**\*B6. Construction History:** All buildings were constructed in 1949.

Building B has no major alterations.

Building C: The panel door, porch deck and railing are recent (post-c. 1960) modifications. The porch roof appears to date to the 1950s.

Building E: The panel door, porch deck and railing are recent modifications (post-c. 1960). The porch roof appears to be an old (c.1950s) modification.

**P5a: Photo**



090-067-028, Building D at Right foreground, Building E to rear, View NE.  
Roll KBB2, Fr. 25, 10-31-02, 1:35 PM.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: K14

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8363 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-067-026

\*P3a. Description: This building is a 1½ story rectangular plan wood frame house. It has a side-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with unpainted wood V-rustic siding. All windows are obscured by plywood winter covers. The door is wood panel with one light and is equipped with a wood screen door. The western third of the building is an in-period addition. The front porch and brick chimney are both on the original part of the building. The lot retains native trees with minimal landscaping.

The unattached 1½ story garage is of wood frame construction with unpainted lap siding and an aluminum overhead door. It has an end-gable roof with composition shingles.

\*P3b. Resource Attributes: (HP2) single family property; (HP4) ancillary building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:  
090-067-026 Residence, View North.  
Roll KBB4, Fr. 33. 11-15-02; 10:08 AM.

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Assessor's Effective Year: 1951

\*P7. Owner and Address:

Henderson; John L. IV. & Michael J.;  
4018 Woodside Ct.;  
Lafayette, CA. 94549

\*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. Date Recorded: 11-15-02

\*P10. Survey Type:

Intensive Architectural

\*P11. Report Citation: J.W. Snyder, R. Reno, and C. Z. Zeier. 2006. Historical Resources Evaluation Report:  
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or # K14

B1. Historic Name: Unknown

B2. Common Name: Henderson House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Minimal Traditional with Mountain Rustic elements

\*B6. Construction History: Built prior to 1951 according to Assessor's data, the building was extended to the west following the lines of the original building. This addition appears to date to the 1950s. No further modifications appear to have taken place other than replacement of roofing material.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Applicable Criteria none

Period of Significance

Property Type

The resource is associated with the immediate post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a vacation house with diminished integrity due to alterations and additions. Although it retains a high degree of integrity of location, design, setting, materials, and workmanship the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's data.

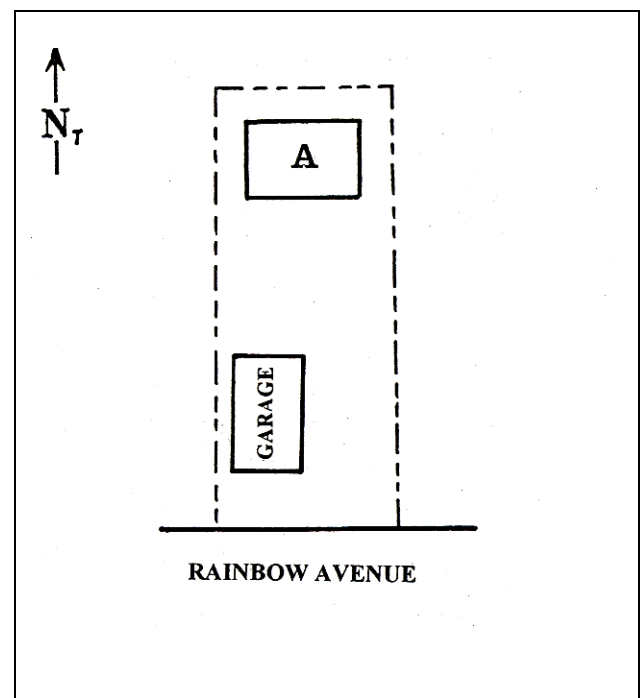
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

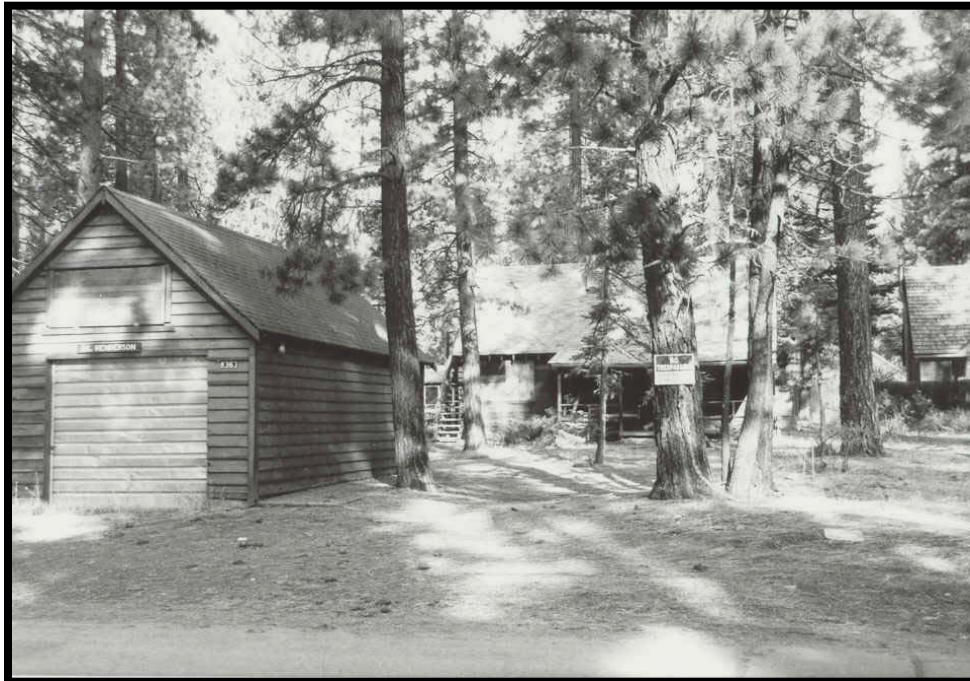
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # K14

\*Recorded by R. Reno and E. Bennett

Date 11-15-02

☒ Continuation ☐ Update

APN 090-067-026, 8363 Rainbow Avenue; Detail of garage to left (West).

Residence is in the background.

Roll KBB4, Fr. 32, view North. 11-15-02, 10:08 AM.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: K15

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach Date 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 8368 Rainbow Avenue

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-074-004

\*P3a. Description: This residence is 1.5-story wood frame building. It has an end gable aluminum clad roof with exposed rafter tails. An inset porch supported by plain beams extends all along the primary façade. Gabled wall dormers extend from each side of the roof. Walls are clad with unpainted wood V-rustic siding. Windows are metal-framed sliders. The doors are flush. A large external stone fireplace is on the east wall.

\*P3b. Resource Attributes: HP2 Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-074-004 View South

Roll Kbb2, Fr.27. 10-31-03, 2:15 PM.

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1957

Field observation suggests early 1950s

\*P7. Owner and Address:

Lee; Franklyn TRS

516 Buena Vista #K

Alameda, CA. 94501-2002

\*P8. Recorded by: R. Reno

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. Date Recorded: 10-31-02

\*P10. Survey Type:

Intensive Architectural

\*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 2

\*Resource Name or # K15

B1. Historic Name: Unknown

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Vernacular

\*B6. Construction History: Assessor's year built is 1957. The windows have all been replaced c.1990s.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_

b. Builder: \_\_\_\_\_

\*B10. Significance: Theme

Area Lake Tahoe

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period immediately after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is a late and an unremarkable example of a vacation home with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes: \_\_\_\_\_

\*B12. References: Assessor's Data.

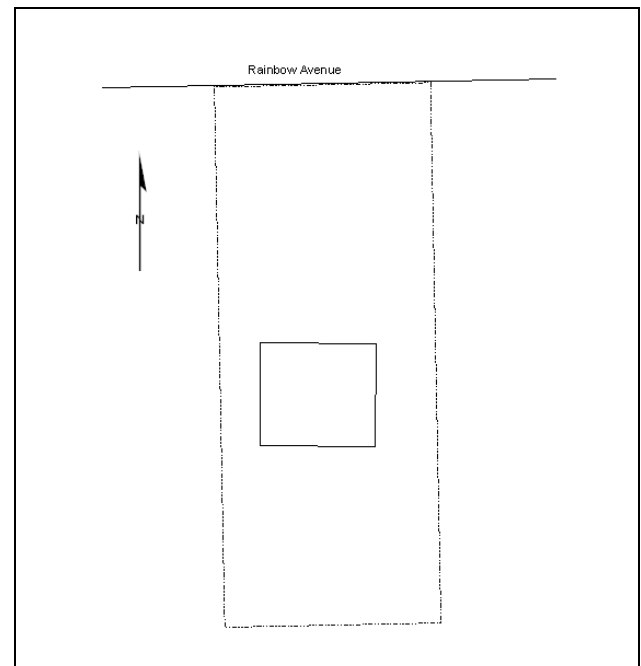
B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: K16

**P1. Other Identifier:** Lake Air Resort

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and

**\*a. County** Placer

**\*b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo **B.M.**

**c. Address** 265 Bear Street

**City** Kings Beach, CA

**Zip** 96143

**d. UTM:**

**Zone**

;

**mE/**

**mN**

**e. Other Locational Data:** APN 090-074-009 (Buildings A and B) and APN 090-074-010 (Garage)

**\*P3a. Description:** This property is occupied by a strip motel, a small residence, and a garage. Most of the lot is paved, but some native trees survive.

Building A is a one-story rectangular plan concrete block strip motel. It has a flat roof with open eaves and a fascia. Narrow split face block covers the south façade. Original metal-framed casement windows are retained at the rear of the building; all others have been replaced with recent metal sliders. Flush doors are recent. The building has been modified by adding a small plywood shed to the rear and a recent extension on the east end of the porch. The shed-roof covered porch extends the entire length of the south façade, supported on simple posts. Faux rafter ends extend beyond the fascia, which is a recent modification. A mural portraying Kings Beach as seen from Lake Tahoe is painted on the east wall, largely obscured by vegetation.

**\*P3b. Resource Attributes:** (HP5) motel; (HP2) single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



**P5b. Description of Photo:**

090-074-009, View NW.;

Roll KBB2, Fr. 13. 10-30-02, 11:45 AM.

**\*P6. Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1955

**\*P7. Owner and Address:**

Hollerbach; Mark

P.O. Box 5120 Incline Village, NV.  
89450

**\*P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 10-30-02

**\*P10. Survey Type:**

Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Improvement Project. P.S. Kings Beach Commercial Core Preservation Services and Geoarch Sciences, Inc. Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

2 of 2

\*Resource Name or # K16

Page

B1. Historic Name: Lake Air Motel

B2. Common Name: Lake Air Motel

B3. Original Motel and Residence

B4. Present Use: Motel and Residence

Use:

\*B5. Architectural Style: Contemporary (motel); Minimal Traditional (house)

\*B6. Construction History: Assessor's Year Built: 1955; Assessor's Effective Year 1955. Listed in 1956 telephone directory with C.A. Sipes as proprietor.

Building A modifications include some siding, most windows, all doors, fascia, and two additions.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Building B residence, heavily modified c. 1980s; Garage, heavily modified c.1980s.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with period after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a very common motel and residence type. The integrity of the motel, Building A, has been severely compromised by new additions, siding, porch roof, fascia, windows, and doors. Integrity is being degraded further at this time due to remodeling that is in progress. Integrity of design, materials, and workmanship, feeling and association of the entire property is diminished by the many alterations in the buildings. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's data; 1956 Lake Tahoe telephone directory

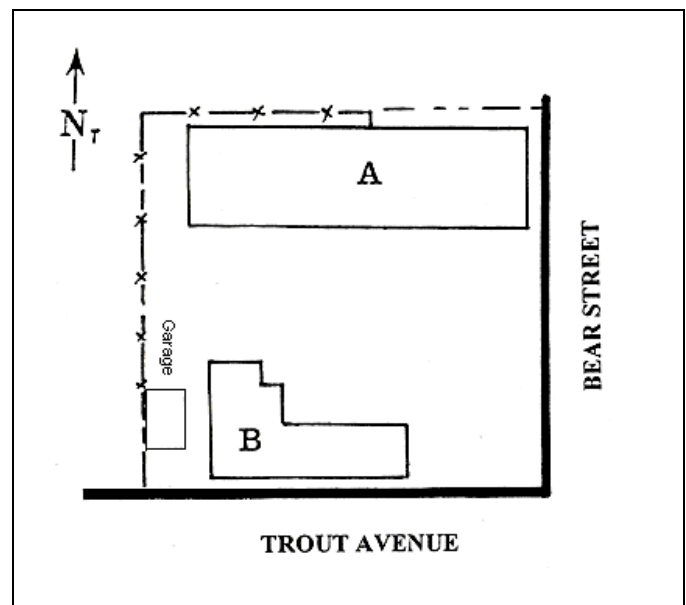
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: K17

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8358 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-075-019

\*P3a. Description: This property includes two residences on a yard that supports native trees. Building A is a 1½ story rectangular plan wood frame house. It has a gambrel roof with open eaves and exposed rafters, clad with milled wood shingles. Walls are sheathed with painted milled wood shingles. The building has wood 2/2 double-hung windows equipped with operable shutters. It has plank and flush doors. The building has a stone fireplace. It has a shed addition on the north side and a smaller informal shed addition on the same side.

Building B is a small one-story L-plan wood frame house. It has a gable roof with exposed rafters and open eaves, clad with milled wood shingles. Walls are sheathed with painted milled wood shingles. Original windows are wood 1/1 double-hung. Windows are aluminum sliders and a picture window. Doors are wood with 15 lights and wood with a 1/1 double-hung window. The entire south wing is an addition; it appears likely that the two wings were formerly separate rectangular cabins.

\*P3b. Resource Attributes: (HP2) single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:  
090-075-019, Building A, View SE.;  
Roll KBB2, Fr. 19. 10-30-02, 12:10 PM.

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1937

\*P7. Owner and Address:

Lofstead; Jeffrey

P.O. Box 540 Kings Beach, CA. 96143

\*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. Date Recorded: 10-30-02

\*P10. Survey Type:

Intensive Architectural

\*P11. Report Citation: J.W. Snyder R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or # K17

B1. Historic Name: Unknown

B2. Common Name: Lofstead Houses

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Vernacular

\*B6. Construction History: Assessor's Year Built and Effective Year: 1937. Building A has a c.1940s and a small recent (c.1990s) shed addition. Building B has replacement windows and possibly all siding (date unknown).

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with a period before World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's data

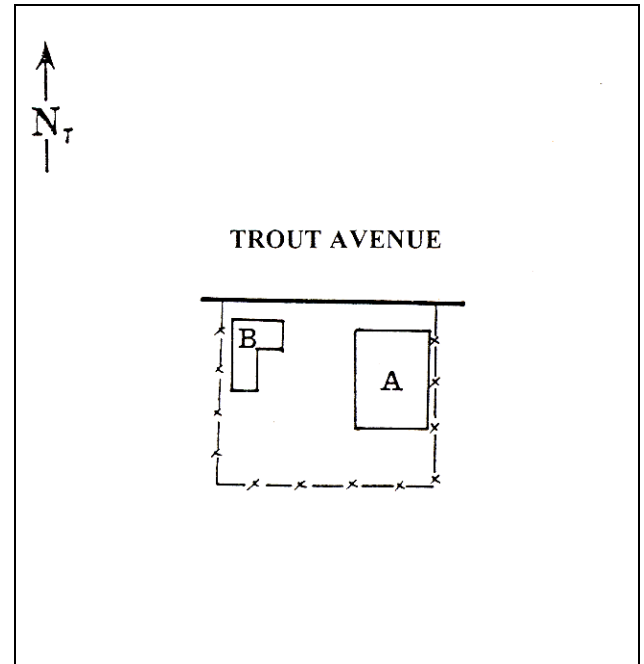
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or # K17

\*Recorded by R. Reno and E. Bennett

Date: 10-30-02

☒ Continuation ☐ Update

**P5a: Photo**



090-075-019 Building B, View SW. Roll KBB2, Fr. 20. 10-30-02, 12:10 PM.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: K18

**P1. Other Identifier:** Blue Lagoon Cafe

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and

**\*a. County** Placer

**\*b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; **SE** ¼ of NW ¼ of **Sec. 19** ; **Mt. Diablo B.M.**

**c. Address** 8399 N. Lake Blvd.

**City** Kings Beach, CA

**Zip** 96143

**d. UTM:**

**Zone**

;

**mE/**

**mN**

**e. Other Locational Data:** APN 090-075-009

**\*P3a. Description:** This building is a 2½-story rectangular plan wood frame commercial structure. It has a jerkin-head roof with exposed rafters and open eaves, clad with milled wood shingles. Downstairs the walls are sheathed with wood drop rustic siding. Upstairs the south and east walls are sheathed with shingles, the west wall with diagonal planks, and the north wall with recent T1-11. The historic photo shows that the siding on the east wall was originally diagonal planks as well. Original and historic replacement windows are wood 1/1 double-hung. On the south side upstairs, recent metal 1/1 double-hung windows have been installed, along with new window trim. An old modification is replacement of several large east-side windows with smaller windows. The front of the café has large plate glass windows with transom lights. A recent shed roof has been added to form a front porch. The café sign has been removed.

**\*P3b. Resource Attributes:** (HP6) 1-3 story commercial building

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



**P5b. Description of Photo:**  
090-075-009, View NW.;  
Roll KBB3, Fr. 15. 11-14-02, 11:30 AM.

**\*P6. Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric

☐ Both

c.1900 from field inspection

**\*P7. Owner and Address:**

Felte; Jacob & Katherine, TRS.;  
P.O. Box 56, Kings Beach, CA. 96143

**\*P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 11-14-02

**\*P10. Survey Type:**

Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:  
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 3S

Page 2 of 3

\*Resource Name or # K18

B1. Historic Name: Blue Lagoon Cafe

B2. Common Name: Felte Building

B3. Original Use: Restaurant and Hotel

B4. Present Use: Appliance Business

\*B5. Architectural Style: Vernacular with Mountain Rustic elements

\*B6. Construction History: Assessor's Effective Year 1937. The 1948 telephone directory indicates that the Blue Lagoon Café (with hotel accommodations) had been in business for 12 years, suggesting a 1936 opening date, but the building is not shown on the detailed 1936 highway map. The owner (Jack Felte) and Leon Schegg indicate that the building was moved here from Floriston in the 1930s where it was an old (c.1900) company building from the Crown Willamette Co. mill. Modifications in the period of significance appear to include shingle siding, plate glass windows, and small wood sash windows. Other modifications (unknown date) include north wall siding, porch roof, removal of the sign, and upstairs south side windows. The building now serves as a warehouse.

\*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1936-37

Original Location: Floriston, CA

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1937 - 1960

Property Type Commercial

Applicable Criteria C

The building does not appear to meet National Register Criterion A. Although it is associated with an event important in history, the development of automobile recreation and tourism at Lake Tahoe between 1924 and 1945 as the Blue Lagoon Café, it was not a particularly important business when compared with others, such as the King complex or Tahoe Tavern. It does not appear to meet National Register Criterion B since there is no known association with a significant person. It appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a late 19<sup>th</sup> century, utilitarian commercial design that illustrates how amenable the style was to Mountain Rustic adaptation. Paint on the drop rustic siding was allowed to weather away, while shingles were added that enhanced the rustic effect. In discussions with residents, this is one building in Kings Beach consistently regarded as locally important. Although a relocated building, the move occurred quite early. The significance of the building relates to its adaptation and use after the move. It is one of the few surviving pre-World War II commercial buildings at Lake Tahoe. This building is unique in Kings Beach since all other old commercial structures have been extensively modified. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1937-1960, following relocation of the building from Floriston to Kings Beach.

(Continued)

B11. Additional Resource Attributes:

\*B12. References: Assessor's data.

Photo files at Vista Gallery

2002 interviews with Jack Felte and Leon Schegg. Both gentlemen are long time Kings Beach residents with first hand knowledge of many buildings in town.

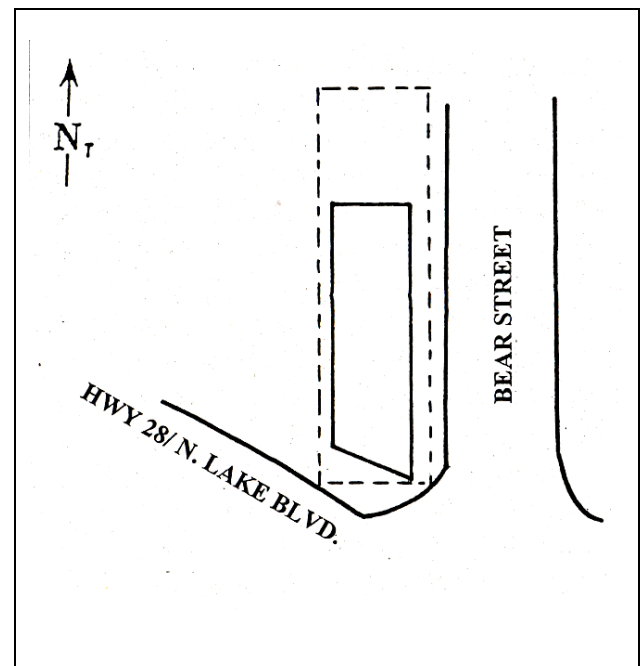
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #K18

\*Recorded by R. Reno and E. Bennett

Date 11-14-02

☒ Continuation ☐ Update

**B10. Significance:**

Character-defining features include setting, scale, Craftsman elements, windows, siding, exposed rafters and open eaves, and overall design. Noncontributing elements include some siding, porch roof, and some replacement windows. This building retains a fairly high integrity of location, design, setting, materials, workmanship, feeling, and association, despite some changes in its appearance since original construction. It clearly conveys a sense of time and place.

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

**P5a. Photo:**



Fritz Lentz photo of the Blue Lagoon Café in the late 1930s or early 1940s  
(Lentz B1130, courtesy of Vista Gallery).

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 9 \*Resource Name or #: K19

**P1. Other Identifier:** Glad-Lee Lodge

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
and

**\*a. County** Placer

**\*b. USGS 7.5' Quad** Kings Beach **Date** 1992

**T** 16N ; **R** 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo **B.M.**

**c. Address** 268 Bear Street

**City** Kings Beach, CA.

**Zip** 96143

**d. UTM:**

**Zone**

;

**mE/**

**mN**

**e. Other Locational Data:** APN 090-121-023

**\*P3a. Description:** The property is a large apartment and cabin complex made up of two duplexes, seven cabins, and a large shed. Three buildings (A-C) face an interior courtyard that includes a lawn. The rest of the apartments face Bear Street. Some asphalt and gravel parking and drives are present, but much of the property retains native trees. (Continued)

**\*P3b. Resource Attributes:** HP2 (Single Family Property); HP3 (Multiple Family Property)

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



**P5b. Description of Photo:**

K31 Overview of Sierra Sun Cottages,  
View NE, KBB 14, Fr. 27, 4-13-05, 2:04  
PM

**\*P6. Date Constructed/Age and  
Sources:** ☒ Historic

☐ Prehistoric ☐ Both

Assessor's Year Built: 1947

Assessor's Effective Year: None

**\*P7. Owner and Address:**

Jeffrey John Vasey

P.O. Box 454

Tahoma, CA 96142

**\*P8. Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 4/13/2005

**\*P10. Survey Type:**

Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:  
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 9

\*Resource Name or # K19

B1. Historic Name: Glad-Lee Lodge

B2. Common Name: Sierra Sun Cottages

B3. Original Use: Apartments and Cottage Motel

B4. Present Use: Apartments

\*B5. Architectural Style: Minimal Traditional and Vernacular

\*B6. Construction History: Assessor's Year Built: 1947; Assessor's Effective Year: None

The Glad-Lee Lodge is advertised in 1950-1956 telephone directories. Owners were Gladis and Lee Wilcox. (Continued)

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: Shed

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area Lake Tahoe

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the immediate post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a cabin complex. Nearly all of the buildings have been extensively modified with alterations to trim, decks, porches, windows, and doors. These alterations have diminished the resource's integrity of setting, materials, design, association, workmanship, and feeling. Thus, the resource does not appear to be eligible under criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's Data.

Lake Tahoe Telephone and Telegraph Directories

Interview with Jeff Vasey 4/13/2005 (owner for 6 years)

Interview with Darlene Bitler 4/21/2005 (neighbor and resident since 1953)

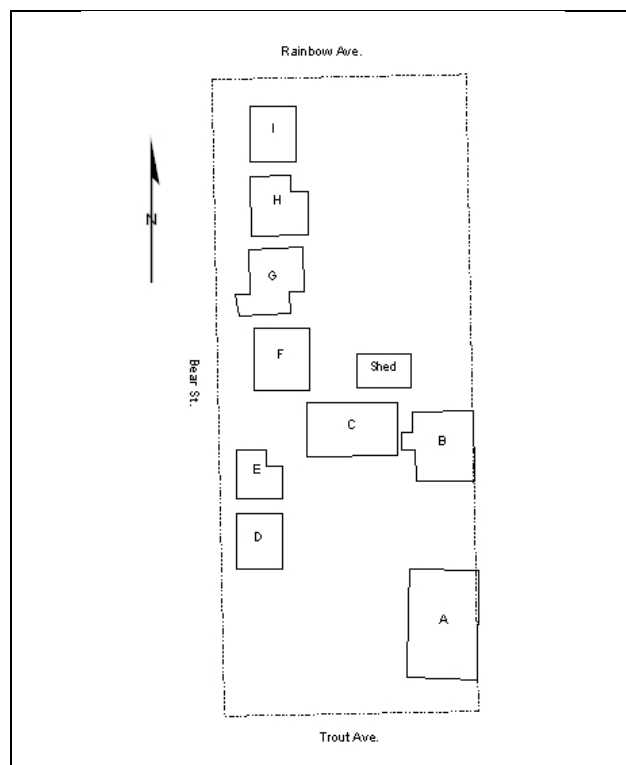
B13. Remarks:

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 9

Resource Name or # K19

\*Recorded by R. Reno and K. Perkins

Date: 4/13/2005

☒ Continuation ☐ Update**P3a. Description:** (throughout this section and B6 “recent” is c.1990s to present)

Building A is a one-story rectangular-plan duplex. It has a side-gable roof with exposed rafter tails, clad with composition shingles. Walls are made of narrow cinder block with rounded corners. Gable ends are board and batten. Windows are all recent metal fixed and sliders. Doors are wood panel with fan lights. A full-length covered porch with a corrugated metal roof is supported with simple posts.

Building B is a single-family apartment of the same construction as Building A. The door is wood panel.

Buildings C through I are one-story rectangular-plan wood frame single-family apartments. Specific differences are as follows:

Building C has a side gable roof with exposed rafter tails, clad with blue corrugated metal. Walls and gable ends are board and batten. The building has panel doors. A full-length porch is supported with simple posts and rails. It has board skirting.

Building D has an end gable roof with exposed rafter tails, clad with composition shingles. Walls are sheathed with wood drop rustic siding. Doors are panel and flush. A shed addition on the south end has a corrugated metal roof. A small shed utility closet has also been added. Battens between boards on gable ends have been replaced by the decorative boards mentioned earlier. A recent gable hood with a metal roof has been added over the front (west) door.

Building E has an end gable roof with exposed rafter tails, clad with composition shingles. The foundation is obscured by recent corrugated metal skirting. Wall siding is wood drop rustic. Gable ends are board and batten with the battens replaced by decorative boards. Doors are panel. A recent surround and shed roof have been added over the front door.

Building F has a cross-gable roof with exposed rafter tails, clad with composition shingles. Walls are sheathed with wavy-edge asbestos cement shingles. Doors are flush and panel. The building has a metal louvered attic vent. A recent corrugated metal shed roof has been added over the rear porch. Hoods have been added over windows. A recent stoop with a shed roof and surround has been added to the front entrance. Turned wooden knobs have recently been added here and there as pendants.

Building G has a side gable roof with open eaves and recent fascia, clad with composition shingles. It has wide wood bevel siding and stucco skirting around the foundation. Doors are panel and X-panel with a light. The building has a covered porch with simple posts and vertical plank railings. A recent metal gabled hood has recently been added over the south side entrance. A deck has been added to the rear.

Building H was originally L-plan which has been made rectangular by a recent porch covered by a corrugated metal shed roof. The main roof is cross-gable with open eaves and recent fascia, clad with corrugated shingles. A recent shed roof clad with corrugated metal has also been added over the front stoop. Siding is wood V-rustic applied horizontally in alternating wide and narrow bands. The foundation is covered by a stucco skirt. The building has a panel door.

Building I is the same as Building H except that the plan has been reversed. Instead of the alternating siding, only narrow V-rustic is used on this building. In both buildings, the same siding is used for the gable ends.

The shed is a one-story rectangular frame structure. It has an end gable roof with exposed rafter tails, clad with composition shingles. Walls are board and batten. All windows have been replaced with plywood or a single fixed pane in the original wooden frame. The Dutch door is clad with vertical wood V-rustic siding.



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Resource Name or # K19

\*Recorded by R. Reno and K. Perkins

Date: 4/13/2005

☒ Continuation ☐ Update**B6. Construction History:**

Nearly every window on the property has been replaced with recent metal-framed fixed, sliders, or double-hung. Bright blue boards with one end trimmed into miter-shaped finials ranging from only a few inches to over six feet have recently been applied in great numbers upright as fences and porch or stoop surrounds and inverted as decorations along fascia or attached to exposed rafter tails to nearly every building in the complex. Other alterations (1990s-present) specific to individual buildings are as follows:

Building A: One doorway has been removed, changing what used to be a three-unit building to a duplex. Recent metal porch roof.

Building B: Only the standard window modifications.

Building C: It looks like one door may have been blocked to convert a duplex into a single residence. Recent metal roof.

Building D: Shed addition, small utility shed, batten replacement with decorative boards mentioned above, gable hood over entrance.

Building E: Porch surround and porch roof, batten replacement, metal skirting.

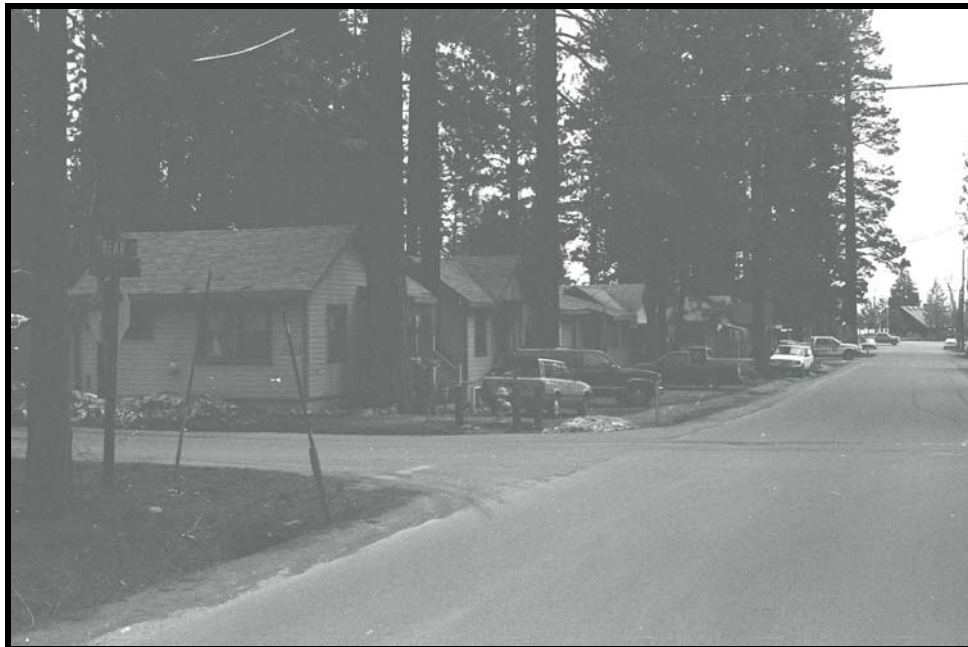
Building F: Porch roof, window hoods, stoop roof, stoop surround, decorative knobs.

Building G: Fascia, entrance hood, deck.

Building H: Covered porch, covered stoop.

Building I: Covered porch, later enclosed and with a small entry porch added. Covered stoop.

The shed appears to only have had its windows replaced.



Building H, View NE, KBB 15, Fr. 1, 4-13-05, 2:28 PM

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

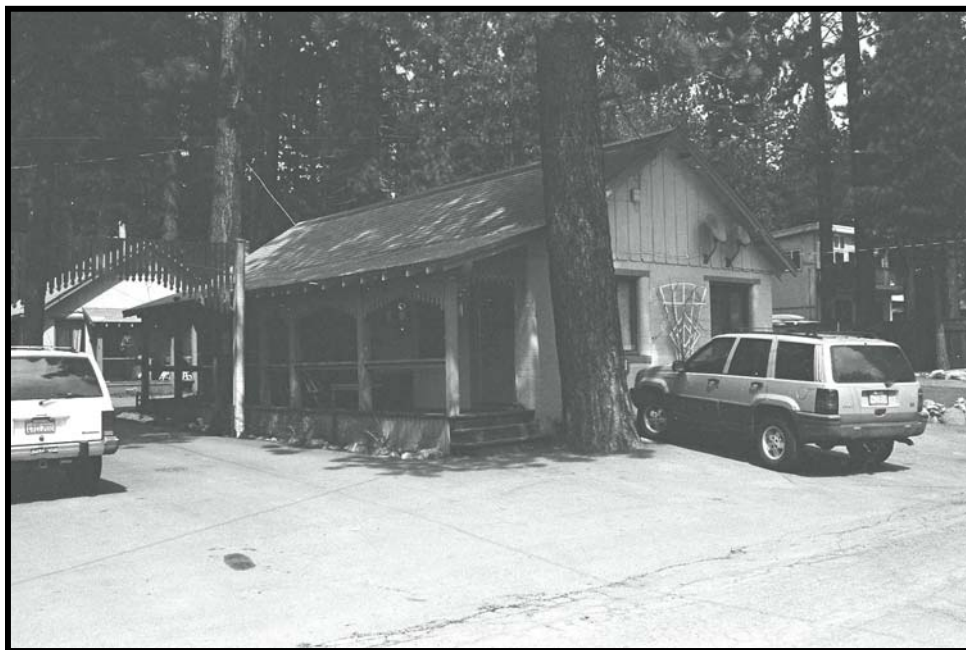
Page 5 of 9

Resource Name or # K19

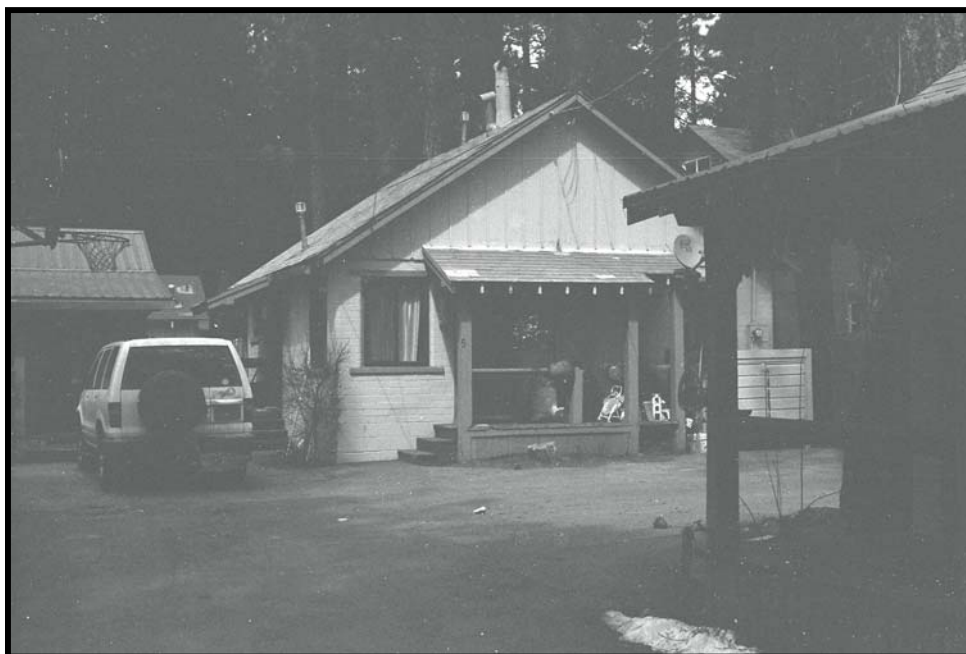
\*Recorded by R. Reno and K. Perkins

Date 4/13/05

☒ Continuation ☐ Update



Building A, View N, KBB 14, Fr. 28, 4-13-05, 2:05 PM



Building B, View NE, KBB 14, Fr. 29, 4-13-05, 2:06 PM

State of California – The Resources Agency  
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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
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Resource Name or # K19

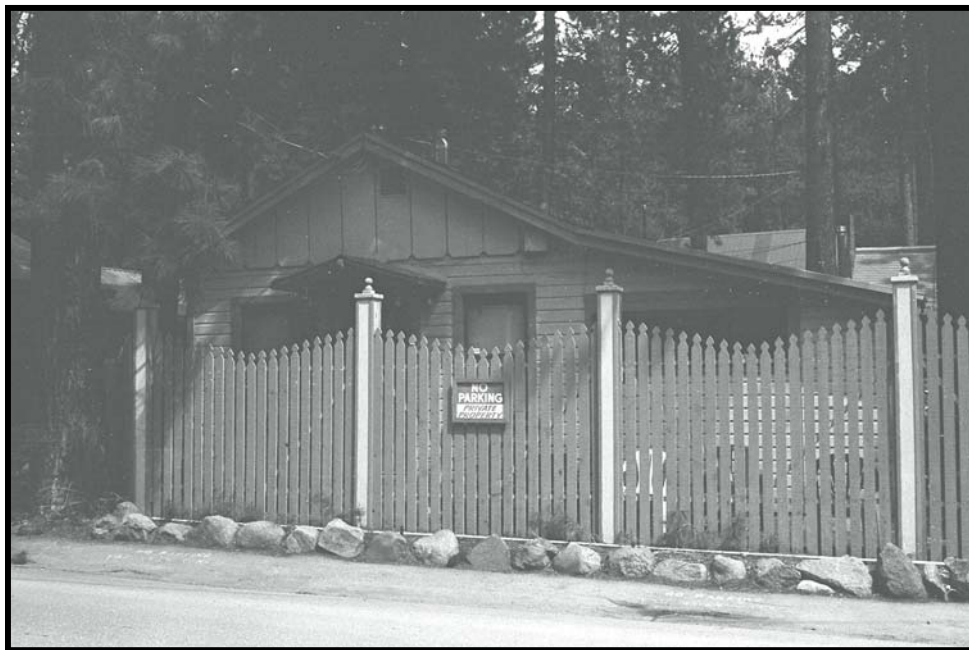
\*Recorded by R. Reno and K. Perkins

Date 4/13/05

☒ Continuation ☐ Update



Building C, View N, KBB 14, Fr. 30, 4-13-05, 2:07 PM



Building D, View E, KBB 14, Fr. 31, 4-13-05, 2:08 PM

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

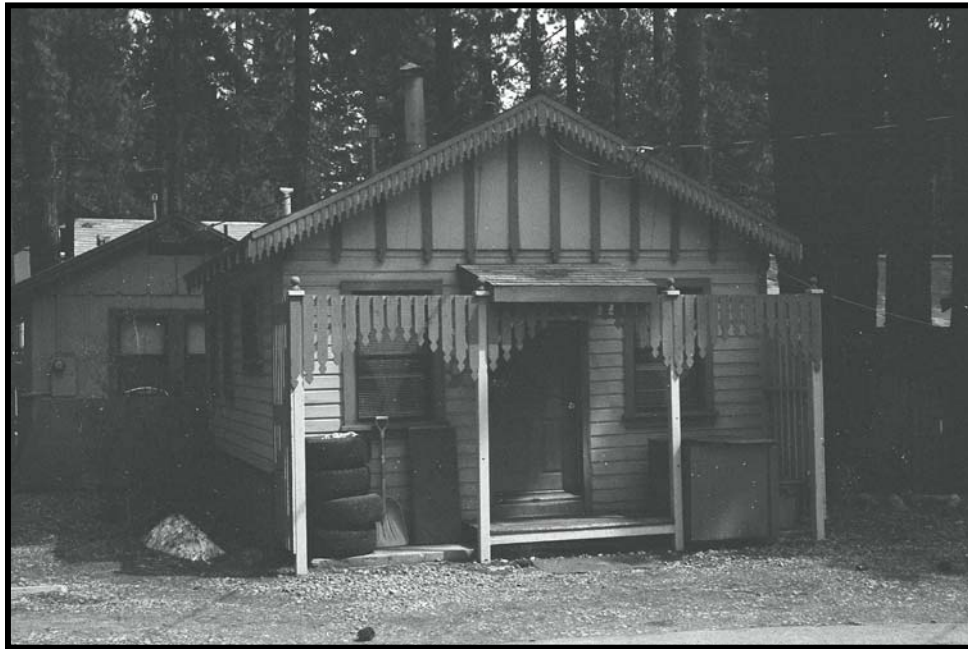
Page 7 of 9

Resource Name or # K19

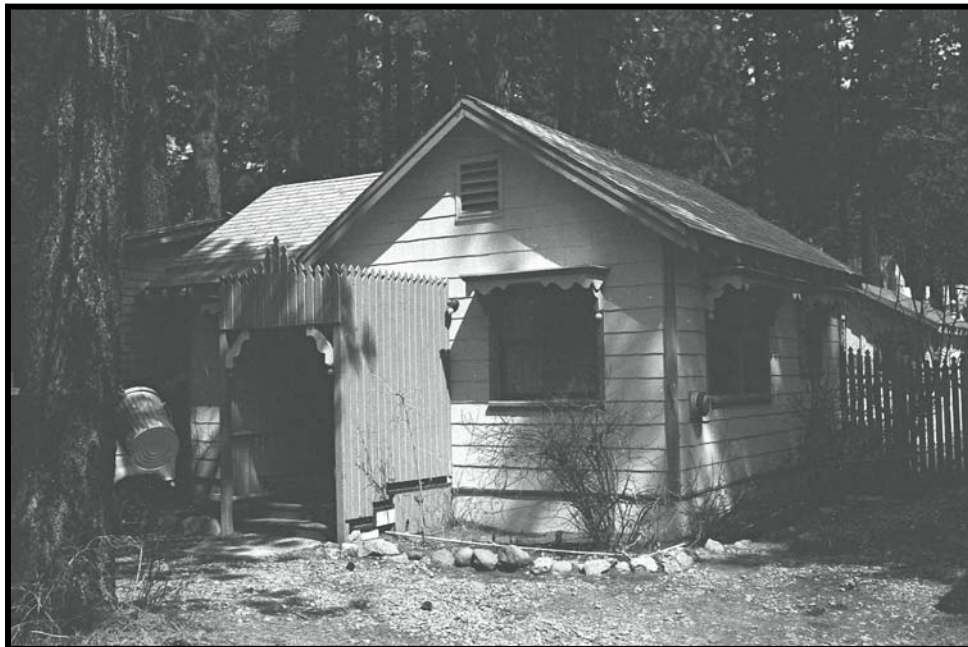
\*Recorded by R. Reno and K. Perkins

Date 4/13/05

☒ Continuation ☐ Update



Building E, View SE, KBB 14, Fr. 32, 4-13-05, 2:09 PM



Building F, View NE, KBB 14, Fr. 33, 4-13-05, 2:09 PM



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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 9

Resource Name or # K19

\*Recorded by R. Reno and K. Perkins

Date 4/13/05

☒ Continuation ☐ Update



Building G, View E, KBB 14, Fr. 34, 4-13-05, 2:13 PM



Building H, View NE, KBB 14, Fr. 35, 4-13-05, 2:14 PM



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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

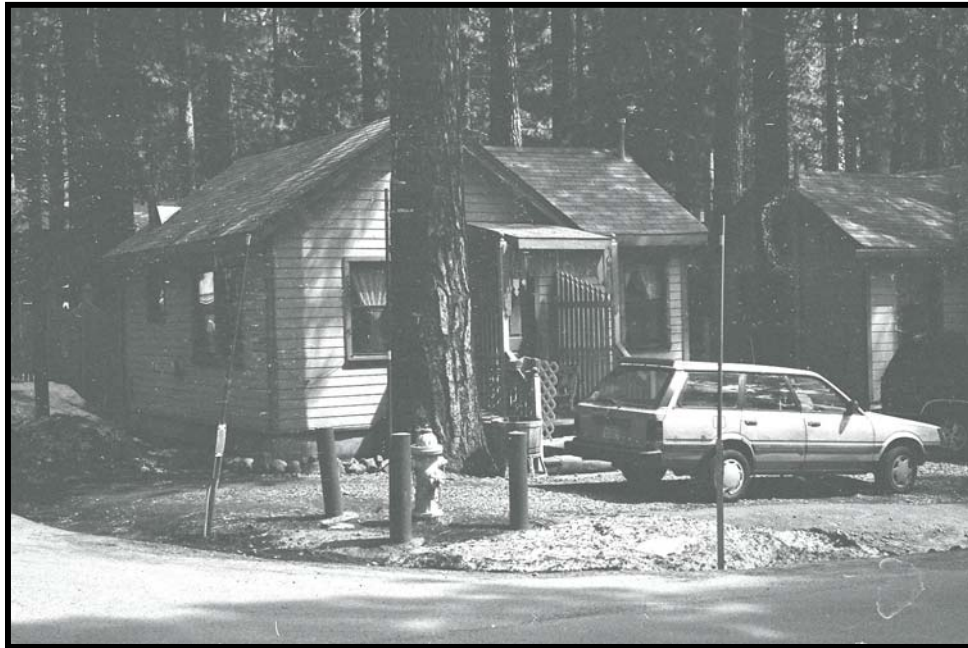
Page 9 of 9

Resource Name or # K19

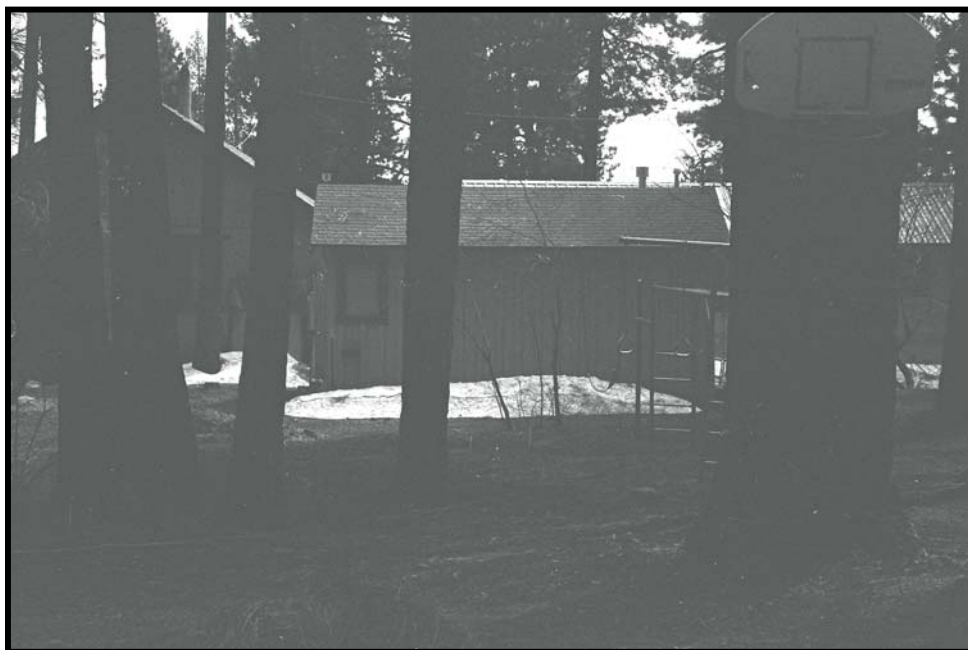
\*Recorded by R. Reno and K. Perkins

Date 4/13/05

☒ Continuation ☐ Update



Building I, View SE, KBB 14, Fr. 36, 4-13-05, 2:16 PM



Building I, View SE, KBB 15, Fr. 2, 4-13-05, 2:306 PM

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: K20

**P1. Other Identifier:** Northwood Pines Motel

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
And

**\*a. County** Placer

**\*b. USGS 7.5' Quad** Kings Beach **Date** 1992

**T** 16N; **R** 18E; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo **B.M.**

**c. Address** 8489 Trout Avenue

**City** Kings Beach, CA

**Zip** 96143

**d. UTM:**

**Zone**

;

**mE/**

**mN**

**e. Other Locational Data:** APN 090-121-019

**\*P3a. Description:**

The floor plan of this wood-framed building is "L" shaped with a gable roof over each arm. The roof is covered with composition shingles and has exposed rafter tails that have been rounded. Access to individual motel units was via an inset walkway area that fit below the gabled roof. Walls are sheathed with beveled wood clapboard siding. Windows are aluminum-framed sliders. The panel office door with light looks original. A concrete block chimney is located at one gable end (offset) in what would be the office for the motel. The foundation is of poured concrete. Most of the lot is covered by an unpaved parking area. Few natural trees remain.

**\*P3b. Resource Attributes:** HP5 (motel)

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



**P5b. Description of Photo:**  
Overview facing NNW. 8-26-05,  
Roll KBB16 Fr. 5.

**\*P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric

☐ Both

c.1950s based on field inspection

**\*P7. Owner and Address:**

James Gardiner, et al

P.O. Box 366

Kings Beach, CA 96143

**\*P8. Recorded by:** C. Zeier, R. Reno

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

**\*P9. Date Recorded:** 08-26-05

**\*P10. Survey Type:**

Intensive Architectural

**\*P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 2

\*Resource Name or # K20

B1. Historic Name:

B2. Common Name: Northwood Pines Motel

B3. Original Use: Motel

B4. Present Use: Apartments

\*B5. Architectural Style: Ranch

\*B6. Construction History: No dates are in assessor's databases but based in inspection the building appears to have been built in the 1950s. Some of the original windows have been replaced with black anodized horizontal sliders. Doors to the units are c. 1990s pressed 6-panel.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with a period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a strip motel/apartment building with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

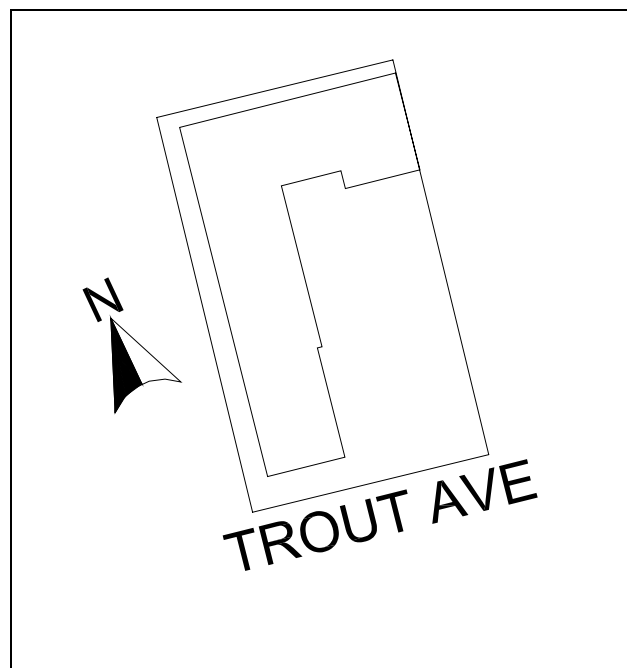
\*B12. References: None available.

B13. Remarks:

\*B14. Evaluator: J. W. Snyder, P.S. Preservation Services  
P.O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

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\*Resource Name or #: K21

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County Placer

\*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8448 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-122-002

\*P3a. **Description:** This is an apartment complex consisting of two buildings surrounding three sides of a courtyard. The courtyard has been reserved as open space, with native trees and wood sidewalks for access. Parking is on a narrow gravel lot adjacent to Trout Avenue. (continued)

\*P3b. **Resource Attributes:** (HP3) multiple family property

\*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-122-002, Overview; Bldg. A right, Bldg. B left. View S. Roll KBB2, Fr. 9. 10-31-02, 9:37 AM.

\*P6. **Date Constructed/Age and**

**Sources:** ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1946

\*P7. **Owner and Address:**

Kalange; Thomas A. and Laurel C.

P.O. Box 8446 Tahoe City CA. 96145

\*P8. **Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

\*P9. **Date Recorded:** 10-31-02

\*P10. **Survey Type:**

Intensive Architectural

\*P11. **Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 6Z

Page 2 of 4

\*Resource Name or # K21

B1. Historic Name: Unknown

B2. Common Name: Kalange Apartments

B3. Original Use: Motel or Apartments

B4. Present Use: Apartments

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: Assessor's Year Built: 1946. Assessor's Effective Year: 1955. The 1955 USGS map shows the same Building configuration that exists today. Build A has largely been covered by plywood and has a shed addition (c.1980s). The south side of Building B has been covered with plywood (date unknown).

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period immediately following World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The south wing of Building A and all of Building B retain their integrity of design, materials, workmanship, with the exception of plywood sheathing on the rear walls. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

\*B12. References: Assessor's data  
1955 USGS Tahoe 15' map

B13. Remarks:

Addition is shaded on sketch map.

\*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

\*Date of Evaluation: September 2005

(This space reserved for official comments.)

